TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Green Business Park Loomis

2. What is the general land use category for the project? Mixed use business park.
(residential, commercial, industrial, etc.)

3. What are the number of units or gross floor area proposed? +/- 900,000 ft² Non-Residential / 126 Units Residential

4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [ ] No [X]
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes [ ] No [X] If yes, Assessor's Parcel Number (s) and acreage(s). _____

6. Describe previous land use(s) of the site over the last 10 years. Cattle pasture.

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [X] No [ ]
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. Approximately 50% of the flex buildings will have attached fenced storage yards.

II. POPULATION AND HOUSING

1. How many new residents will the project generate? +/- 325

2. Will the project displace or require the relocation of any residential units? Yes [ ] No [X] If yes, the number. _____

3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) Current pasture land would become mixed use business park.

4. Will the project create or destroy job opportunities? Create [X] Destroy [ ] Describe
Up to 900,000ft² of new non-residential space is anticipated to create a significant number of job opportunities.

5. Will the proposed project displace any currently productive use? Yes [ ] No [X] If yes, describe.

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [ ] No [X] If yes, describe. _____

2. Will grading on the site be required? Yes [X] No [ ] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). Approximately 86 acres of the property will be graded for building structures, parking, and driving surfaces. Property slopes 2 - 9 % Maximum cuts and fill sloper orientation anticipated to be 2H:1V.

Estimate the grading area/quantities. +/- 60 acres +/- 300,000 cubic yards

3. Will site excavation and fill quantities balance? Yes [X] No [ ] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____

4. Are retaining walls proposed? Yes [ ] No [X] If yes, describe location(s), type(s), height(s), etc. As site plan develops, retaining walls may be incorporated into design.

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. All slopes will have appropriate drainage and vegetation measures to minimize erosion of slope soils. Surface draining control to be designed by project civil engineer in accordance with CBC.

6. Will blasting be required during project construction? Yes [ ] No [X] If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [ ] No [X] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [X] No [ ] If yes, name/describe the body of water and show on the site plan. Antelope Creek runs along the western boundary of the property.

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [ ] No [X] If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes [ ] No [ ] If yes, describe. NA

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Antelope Creek

5. What area/percentage of the project site is presently covered by impervious surface? 0%
What will be the area/percentage of impervious surface coverage after development? +/- 2,100,000ft^2 | +/- 55%

6. Will any runoff from the project site enter any off-site body of water? Yes [X] No [ ] If yes, identify the destination of the runoff. Antelope Creek

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [ ] No [X] If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [ ] No [X] If yes, describe.

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [ ] No [X] If yes, describe.

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [X] No [ ] If yes, describe. Near the eastern boundary of the property is a Sucker Ravine overflow channel that is within a 100 year flood plain.

11. Will the project alter existing drainage channels and/or drainage patterns? Yes [X] No [ ] If yes, describe. Minor modification to sucker ravine overflow channel; to be designed by Engineer of record

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [X] No [ ] If yes, describe. Sierra College Blvd to the north; Rocklin Ranch Business Park to the south

2. Describe the following emissions sources related to project development:

   Construction emissions - Extent and duration of site grading activities: Rough grading, building footings and foundations, finish grading

   Stationary source emissions - Are woodstoves proposed in residential projects? Yes [ ] No [X]

   Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: Tenant, customer, and homeowner personal vehicles, delivery vehicles to tenants, waste management vehicles, facilities maintenance vehicles.

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [ ] No [X] If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [ ] No [X] If yes, describe.

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? Where practical, association electric vehicles will be used to support maintenance operations.

6. Will vegetation be cleared from the project? Yes [X] No [ ] If yes, describe the method of disposal. Cleared vegetation will be burned onsite with necessary permitting and/or transferred offsite to a suitable location

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [X] No [ ] If yes, what is the name of the roadway?
Sierra College Blvd and Delmar Ave.

   If no, what is the name and distance of the nearest roadway? _____

2. Will new entrances onto local roadways be constructed. Yes [X] No [ ]
If yes, describe. New entrances will be created onto Sierra College Blvd and Delmar Ave. An emergency vehicle access road for fire department use only will enter off Bankhead Rd.

3. Would any non-automobile traffic result from the development of the project? Yes [X] No [ ] If yes, describe. Some bicycle commuter traffic is expected to be generated.

4. If applicable, what road standards are proposed within the project? Typical engineering practice for left and right turn lanes on high speed roads for Sierra College Blvd improvements.
(Show typical street sections(s) on the site plan.)

5. Will a new entrance(s) onto local roadways be constructed? Yes [X] No [ ]
If yes, show location(s) on site plan.

6. Describe any frontage improvements to the local roadway(s). On Sierra College Blvd, 1 northbound left turn lanes and one southbound right turn lane. Also a dedicated bike lane, curb, gutter, and sidewalk with appropriate landscaping and lighting.

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). Will be determined by traffic impact study during EIR phase.

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes [X] No [ ] If yes, describe. Will be determined by traffic impact study during EIR phase.

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [X] No [ ]
If yes, describe. Bike/Pedestrian trails are proposed within the project. Bicycle racks and lockers will be installed in compliance with CALGreen bicycle parking requirements.

10. Will the project require provisions for parking? Yes [X] No [ ] If yes, describe the number, size, location and access of the parking facilities proposed.
Parking allocations will meet requirements of Loomis Municipal Code, Chapter 13 and are included in the site plan.

11. Will there be company vehicles associated with the project? Yes [ ] No [ ] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). X

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. The vegetation type is primarily composed of interior live oak and valley oak. Blue oak and foothill pine also occur less frequently. The understory of the mixed oak woodland vegetation type is composed of herbaceous plant species associated with California annual grassland vegetation type and includes other woody plant species such as western poison oak, buckeye, and Himalayan blackberry.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [X] No [ ] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. To be determined during EIR phase.

3. Briefly describe wildlife typically found in the area. Wildlife observed on the property include birds such as red-tailed hawk, red-shouldered hawk, California quail, wrentit, kildeer, northern flicker, American crow, Brewer's blackbird, Nuttall's woodpecker, bushtit, black phoebe, European starling, and mourning dove. Mammals observed on the site include coyote, black-tailed jackrabbit, black-tailed deer, and Botta's pocket gopher.

4. Describe changes to site habitat(s) resulting from development of the project. To be determined during EIR phase.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [ ] No [X] If yes, describe.

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [ ] No [X] If yes, describe.

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [ ] No [X] If yes, describe.

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [X] No [ ] If yes, describe (type, acreage, etc.). Within the project site is 0.22 acres of seasonal wetland swale, 0.16 acres of Antelope Creek, 0.29 acres of pond, 0.01 acres of roadside ditch, and 3.9 acres of riparian woodland.

9. If yes, will project development affect these wetland areas? Yes [X] No [ ] If yes, describe. Some wetland areas are expected to be mitigated. Exact amount to be determined during EIR phase.

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [X] No [ ]

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?
   Yes [ ] No [X]

   If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

   Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

   If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [ ] No [ ]
   If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [X] No [ ] If yes, describe. Sierra College Blvd to the north; Rocklin Ranch Business Park to the south

2. Describe the noise that will be generated by this project, both during construction and following project development. Noise will be generated during construction involving grading and building construction. After construction, there will be vehicle noise, noise associated with regular landscaping maintenance, and noise consistent with activities associated with the allowed uses in the park.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). South Placer Fire District, 5840 Horseshoe Bar Rd, Loomis, CA 95650, 1.5 miles distant

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Two PCWA water mains run along Delmar Ave, adjacent to the property and will be joined at a pressure reducing station to be constructed per PCWA requirements.

3. Describe the fire hazard and fire protection needs created as a result of project development. All requirements per SPFD, NFPA, CFC, etc. will be met with respect to fire hazard and protection as a result of the project development.

4. Describe the on-site fire protection facilities proposed with this project. All site improvements and buildings will employ fire protection per SPFD, NFPA and CFC requirements that will be fully detailed in the construction documents. Fire protection systems will include but will not be not limited to automatic fire sprinklers, hydrants, extinguishers, and alarms.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? NA

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Standard access is from both Sierra College Blvd and Delmar Ave. Buildings are organized in clusters with shared parking lots that are branched off a main through-road. EVA is also proposed off Bankhead Rd.

7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [ ] No [X] If yes, describe.

8. Estimate the number of persons on-site (residents or employees/visitors) 1,250 persons (based on LEED occupancy counts)

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Standard access is from both Sierra College Blvd and Delmar Ave. EVA access is also proposed off Bankhead Rd.Gates will be at each building cluster. Access to the flex space clusters will be gated off the main roadway through the site.

2. Describe the security protection that will be provided on the site, if any. Security gates will be installed to control after-hours access to the individual building clusters. Security cameras will be installed and monitored from a security office within the administrative building.

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. The flex space buildings are designed with fenced storage yards attached to rear of the buildings. A photometric study will be conducted.

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [ ] If yes, describe the district/area. Project is within PCWA water district.

2. Can the district serve the project? Yes [X] No [ ]

3. What will be the water source(s) for the project? The water source will come from two water mains that run along Delmar Ave and will be joined at a pressure reducing station per PCWA requirements.

4. What is the estimated usage and peak usage of the project? TBD gpd/ TBD gpd

5. Are there any existing or abandoned wells on the site? Yes [ ] No [ ] If yes, describe (location, depth, yield, contaminants, etc.) An abandoned domestic well is at a concrete foundation pad near Sierra College Blvd on parcel 030-100-013. Another is near the southwest corner of the property on parcel 030-110-011. An assessment of either well has not been performed.

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [ ] No [X] If yes, describe the method(s) and quantities (gpd).

2. Is the project located within a sewer district? Yes [X] No [ ] If yes, describe. SPMUD

If yes, can the district serve the project? Yes [X] No [ ]

Is there sewer service in the area? Yes [X] No [ ] If yes, what is the distance to the nearest collector line? A sewer trunk extension originating at Del Rio Ct (Rocklin) is being constructed as a separate project and will serve GBP Loomis once complete.

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? TBD gpd SPMUD sewer

4. Will there be any unusual characteristics associated with project wastewater? Yes [ ] No [X] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [X] No [ ]

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Waste produced will be typical of flex, office, commercial and residential uses. 5,250 lbs of waste per day estimate (CalRecycle.com Generation Rates) Deli space will have a grease interceptor(s).

2. Describe the disposal method of this waste material. Recology will collect waste from dumpsters. Grease interceptor waste will be pumped regularly per SPMUD requirements.

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Trash enclosures will be located throughout the project site at locations at rear of buildings accessible to refuse removal vehicles. Trash enclosure locations and design will be detailed on plans.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 2.6 miles
What is the name of this facility? Loomis Basin Community Park

2. Are any park or recreation facilities proposed as part of the project? Yes [X] No [ ] If yes, describe.
A bike/pedestrian path is proposed adjacent to the ~10 acre heavily forested area along Antelope Creek.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Rocklin Elementary School and Del Oro High School

What are the distances to these schools from the project? Rocklin Elem 1.7 miles and Del Oro 2.3 miles.

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No [ ]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities.
The flex industrial uses are proposed adjacent to Rocklin Ranch business park (south) and vacant land (east). Office/commercial uses are proposed along Sierra College Blvd frontage (north). Residential uses are proposed adjacent to dense oak woodland along Antelope Creek (west).

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No [ ]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Existing adjacent architectural styles are not homogeneous. The proposed project is designed to be compatible with the various neighboring styles. The main building at the Sierra College entrance is designed to evoke the historic Loomis aesthetic.

3. Describe the signage and/or lighting proposed by the project. Monument signage is proposed at the Sierra College Blvd and Delmar Ave entrances as well as on the corner of Sierra College Blvd and Bankhead Rd. A comprehensive lighting plan will be developed based on a photometric study to be completed at a future date. Street lighting along Sierra College is proposed to provide personal safety but will be designed to prevent light pollution.

4. Is landscaping proposed? Yes [X] No [ ] If yes, describe. The business park will be fully landscaped and will be detailed in plan set designed by a licensed landscape architect. Landscaping will extend along the perimeter boundary. Landscape maintenance ensured through association by-laws.

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [ ] No [X] If yes, describe. A cultural resources study has been completed by LSA Associates and concluded that no cultural resources were identified within the project site that qualify as historical resources as defined by CEQA Guidelines, and no archaeological resources were identified as defined in the Public Resources Code.

2. What is the nearest archaeological, historical or paleontological site? The SE corner of Rocklin Rd and Front Street in Rocklin marks the location of a locomotive terminal of the transcontinental railroad established in 1864.

   What is the name of this site? No. 780-2 First Transcontinental Railroad-Rocklin